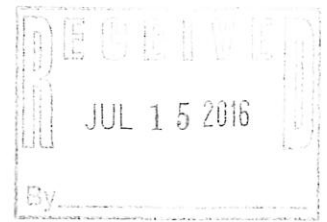


City of Augusta
Conditional Use Application

Bureau of Planning, Department of Development Services



I. Applicant / Owner Information

Applicant Name: Kenneth R. Knight
Mailing Address: 28 Knight Rd, Augusta, Me 04230
Phone Number: 207-215-7581 Email Address: kenknight@qwi.net
Authorized Agent: _____
Mailing Address: _____
Phone Number: _____ Email Address: _____
Property Owner Name: Same as applicant
Mailing Address: _____
Phone Number: _____ Email Address: _____
Which form of required "evidence of standing" is being submitted with this application?:
☒ Deed ☐ Signed Lease Contract ☐ Signed Purchase/Sale/Option Agreement
☐ Signed Written Agreement from Owner

II. General Project Information

Please attach a narrative identifying the following about your project:

- (a) Description of development project you are proposing (e.g. expansion of existing mixed-use commercial building; new office building; expansion of manufacturing shifts; expansion of commercial parking/loading areas; different land use; etc.)
- (b) Size of any proposed building expansion (total sq.ft.)
- (c) Description of uses occurring on site currently and what is proposed (e.g. retail, warehouse, storage, manufacturing).
- (d) Hours of operation.
- (e) Number of employees on-site for your largest shift (or for unmanned sites, how often per month site is visited by vehicles).
- (f) Estimated number of vehicles entering your site on a daily basis (broken down by number and size of delivery vehicles and number of customer/visitor/employee vehicles).
- (g) Total square footage of impervious surface area existing on site today (total square footage of first floor of each building plus square footage of all parking areas). Total square footage of impervious surface area after proposed development occurs.

Project Location: 3327-N. Belfast Ave M4 L107B
Street Assessor Tax Map # + Lot #(s)

Lot Size: (acreage) 5 Lot Frontage: (feet) 250' Zoning District(s): RPDS

☐ Change of Use ☐ Expansion of Less Than 1,000 sf ☒ Expansion of 1,000 sf or More

Project Name: Imported Cars

E-0110K

III. Applicant Acknowledgments

Complete Application Required

This application is being submitted under the requirements of the Augusta Land Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the submission deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the deadline so that staff can determine completeness of materials.

Drawings and/or Maps are Required

For formal submittals to the Planning Board (see drawing requirements attached to this application). Generally, drawings for projects with new buildings or additions less than 1,000 sq. ft. in floor area, (or) projects that do not involve changing the existing structure, can be done by hand, as long as they are drawn to-scale. For developments creating 1,000sq.ft. or more of new impervious development, a formal plan drawn by a professional engineer shall be required to be submitted with this application. Drawings are critical to the Planning Board and City staff in adequately understanding existing and proposed site conditions, as well as seeing the relationships between proposed structures and the projected impacts of parking, traffic, stormwater runoff, buffer areas, noise, etc. on abutters.

Signature of Applicant / Agent: _____

Signature of Property Owner: _____

Today's Date: _____

Checklist of Required Submission Materials	Included	Waiver Requested
Paper Copy		
10 copies of the application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 copies of the narratives	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input type="checkbox"/> M4-1678	<input type="checkbox"/>
10 copies of a letter authorizing the agent to represent the applicant	<input type="checkbox"/>	<input type="checkbox"/>
3 copies of any stormwater report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 copies of any traffic report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10 reduced-sized copies of the complete plan set on 11"x17" size paper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input type="checkbox"/>	<input type="checkbox"/>
Payment		
Payment in full of \$50 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	<input type="checkbox"/>	<input type="checkbox"/>

For Official Use:

☐ \$50 Conditional Use Application Fee Paid. Received By (Initials): _____ Date: _____

☐ \$ _____ Abutter Notification Fee Paid. Received By (Initials): _____ Date: _____

KENNETH R. KNIGHT

Conditional Use Application

Location: 3327 N. Belfast Avenue, Augusta, ME M4L107B

Project Name: Imported Cars

a) Description of Development Project:

- a. Expansion of the existing mixed-use commercial property to a mixed-used commercial/residential property, which will conform property to the RPDS zoning regulations.

b) Size of proposed Expansion: Current 2,400 sf will increase to a total of 3,968 sf

c) Description of Uses:

- a. Current usage includes: hobby shop/classic car business
- b. Proposed use: hobby/classic car business/residential

d) Hours of Operation: By appointment only

e) Number of Employees: Owner/Self-employed – No other employees

f) Estimated Number of Vehicles Daily: 2 vehicle – one owner; one customer/delivery (estimated)

g) Total Square Footage of impervious surface Area:

- a. Current site:
 - i. Impervious surface – 4,600 sf ; Building first floor – 2,400 sf approximate
- b. Developed Site:
 - i. Impervious surface – 4,600 sf

[illegible]

MAINE DESIGNS, INC.
"CUSTOM HOME DESIGNS"
P.O. BOX 434
SOUTH PARIS, ME 04281
BOB @ (207) 743-8255
www.mainedesigns.net

32' x 62'
ADDITION/
RENOVATIONS

JOB I.D. NUMBER:
MD-309

PLANS PREPARED FOR:
KEN KNIGHT
"IMPORTED CARS"

1st FLOOR PLAN

NOTE: PRELIMINARY DESIGNS FOR THE PROPOSED DRILLING STRUCTURE(S) ONLY. THESE PLANS HAVE NO ENGINEERING APPROVALS UNLESS STAMPED BY A REGISTERED ENGINEER.

DATE: 7/15/2012

DRAWN BY:
RSB

CHECKED BY:

REVISIONS

SCALE:
1/4"=1'-0"

PAGE NO.

32' x 62'
 ADDITION/
 RENOVATIONS

JOB I.D. NUMBER:
 MD-309

PLANS PREPARED FOR:
 KEN KNIGHT
 "IMPORTED CARS"

2nd FLOOR PLAN

NOTE: PRELIMINARY DESIGNS
 FOR THE PROPOSED DWELLING
 STRUCTURE(S) ONLY. THESE
 PLANS HAVE NO ENGINEERING
 APPROVALS UNLESS STAMPED
 BY A REGISTERED ENGINEER.
 J.W.C. ARE NOT LICENSED ARCHI-
 TECTS OR REGISTERED ENGINEERS.

DATE:
 7/5/2016

DRAWN BY:
 RSB

CHECKED BY:

REVISIONS

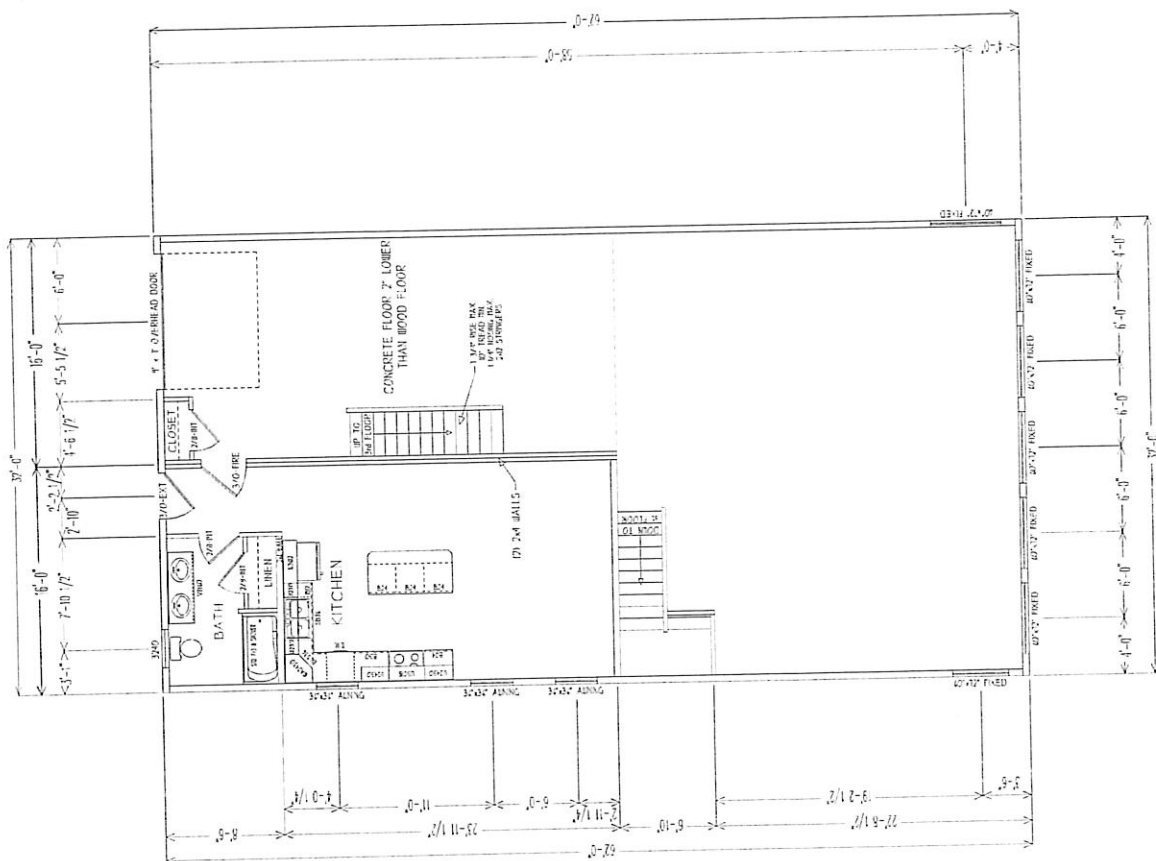
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 1/4"=1'-0"

PAGE NO.

2

1,984 sq. ft. @ 2nd FLOOR

ANY REPRODUCTION OR COPYING OF THIS PLAN BY OTHER THAN REPRESENTATIVES
 FROM MAINE DESIGNS, INC. OR KEN KNIGHT (IMPORTED CARS) IS PROHIBITED



ALL DESIGNS, DIMENSIONS AND SPECIFICATIONS SHALL BE VERIFIED BY BUILDER AND OWNER BEFORE START OF CONSTRUCTION.
 MAINE DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY PLANS NOT VERIFIED BY BUILDER/OWNER AND ALSO FOR ANY PLANS
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SOUTH PARIS, ME 04281
BOB @ (207) 743-8255
www.mainedesigns.net

992 sq. ft. @ 3rd FLOOR

32' x 62'

ADDITION/ RENOVATIONS

JOB I.D. NUMBER:
MD-309

PLANS PREPARED FOR:
KEN KNIGHT

"IMPORTED CARS"

3rd FLOOR PLAN

NOTE: PRELIMINARY DESIGNS FOR THE PROPOSED DWELLING STRUCTURE(S) ONLY; THESE PLANS HAVE NO ENGINEERING APPROVALS UNLESS STAMPED BY A REGISTERED ENGINEER. ***WE ARE NOT LICENSED ARCHITECTS OR REGISTERED ENGINEERS.

DATE: 7/5/2016

DRAWN BY: RSB

CHECKED BY:

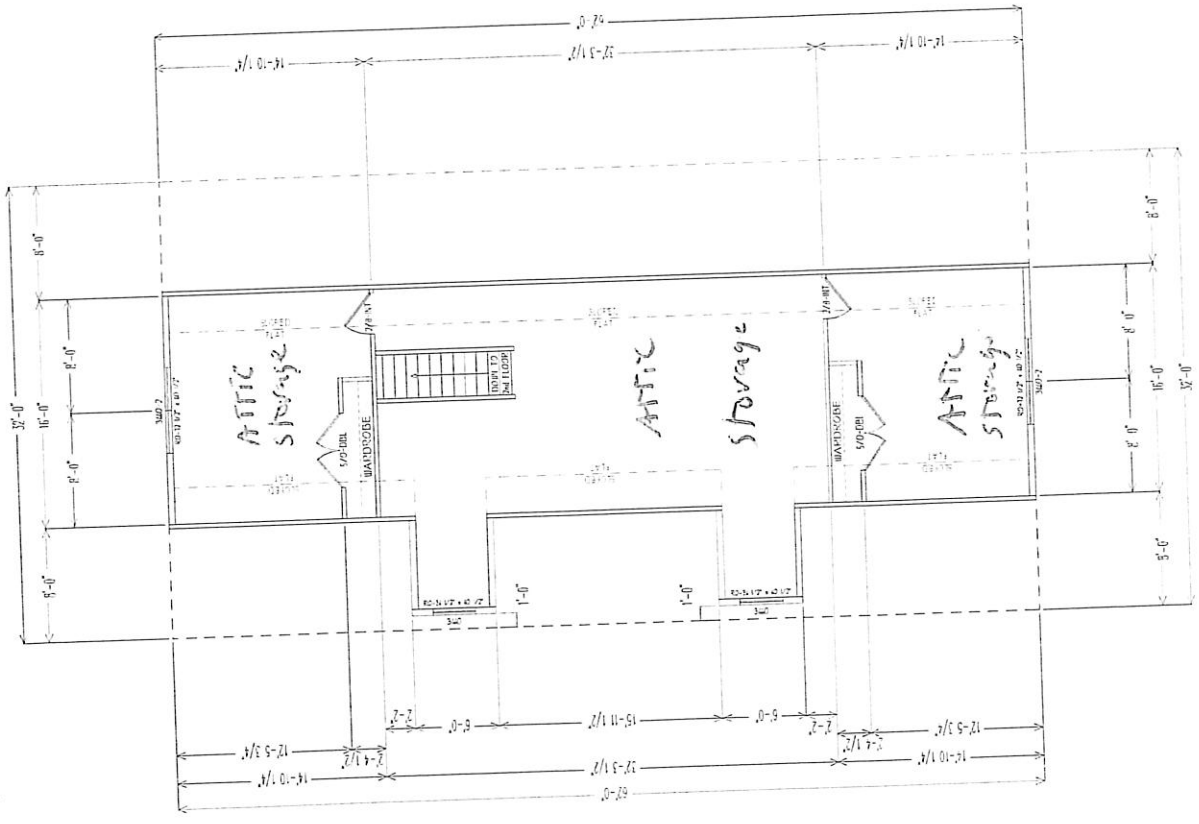
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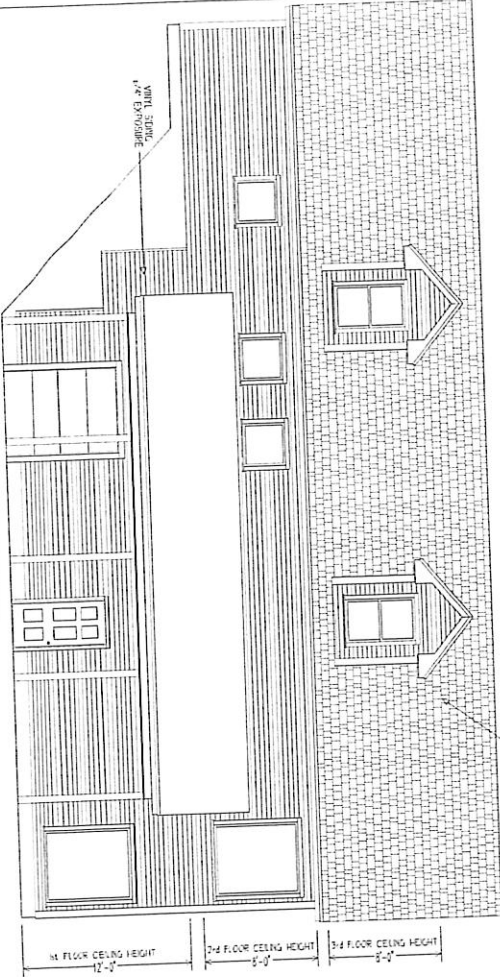
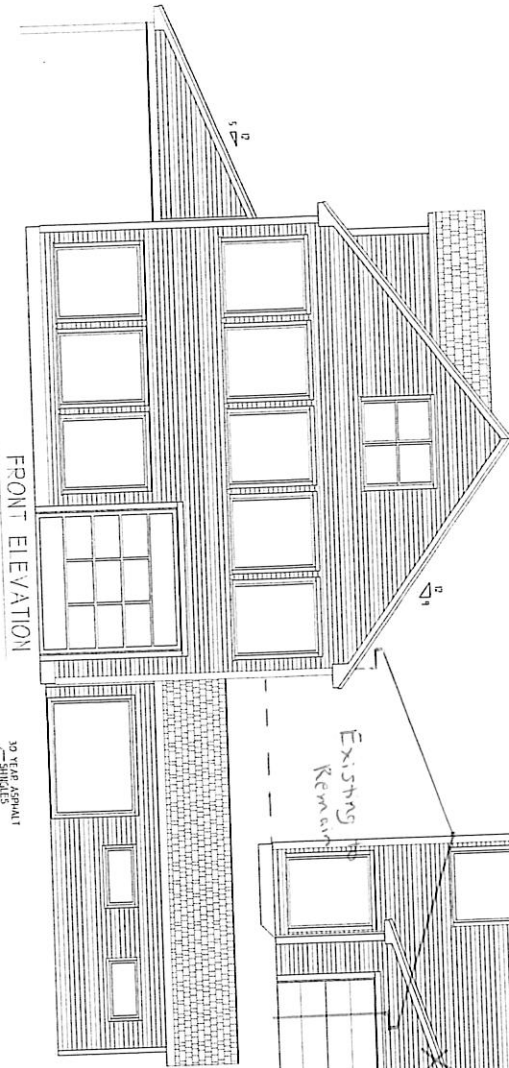
3

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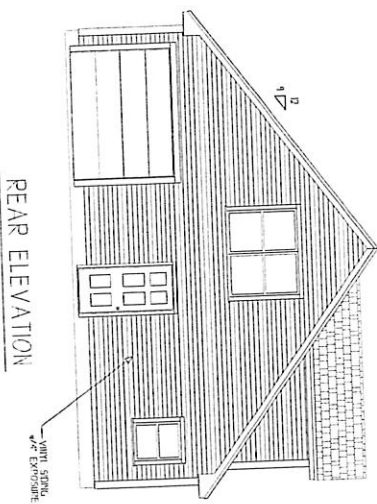
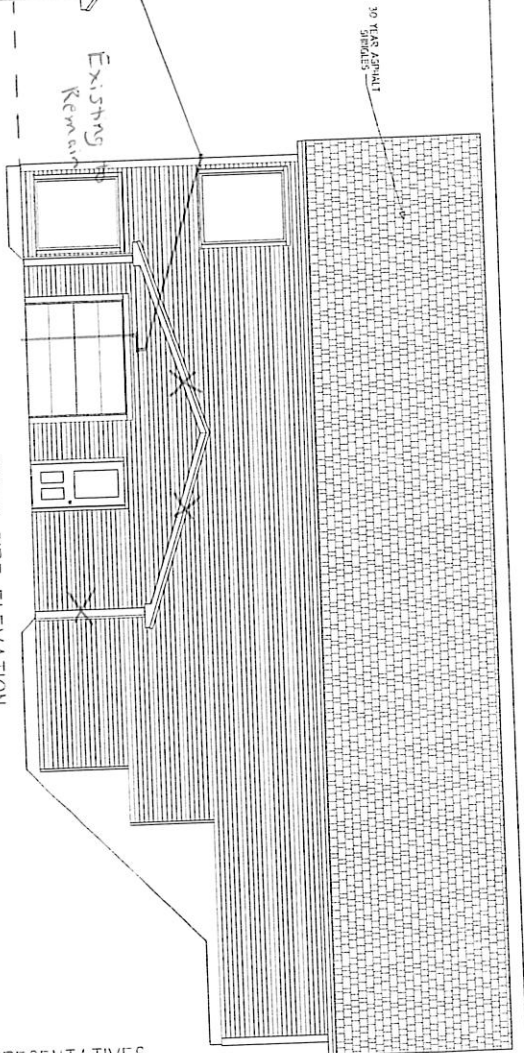


ALL DRAWINGS, DIMENSIONS AND SPECIFICATIONS SHALL BE VERIFIED BY BUILDER AND OTHER BEFORE START OF CONSTRUCTION. KANTE DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY PLANS NOT REVIEWED BY BUILDER/OWNER AND ALSO FOR ANY PLANS MODIFIED OR CHANGED BY ANYONE OTHER THAN KANTE DESIGNS, INC.

ALL DRAWINGS, DIMENSIONS AND SPECIFICATIONS SHALL BE VERIFIED BY BUILDER AND OWNER BEFORE START OF CONSTRUCTION.
 MAINE DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY PLANS NOT VERIFIED BY BUILDER/OWNER AND ALSO FOR ANY PLANS
 MODIFIED OR CHANGED BY ANYONE OTHER THAN MAINE DESIGNS, INC.



RIGHT SIDE ELEVATION



ANY REPRODUCTION OR COPYING OF THIS PLAN BY OTHER THAN REPRESENTATIVES
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<p>MAINE DESIGNS, INC. "CUSTOM HOME DESIGNS" P.O. BOX 434 SOUTH MAINE, ME 04956 TEL # (207) 744-8550 WWW.MAINDESIGNS.NET</p>	<p>32' x 62' ADDITION / RENOVATIONS</p>	<p>JOB ID. NUMBER: MD-309</p>	<p>PLANS PREPARED FOR: KEN KNIGHT "IMPORTED CARS"</p>	<p>ELEVATIONS</p>	<p>NOTE: PRELIMINARY DETAILS FOR THE PROPOSED DESIGN STRUCTURE(S) ONLY. THESE PLANS HAVE NO ENDORSEMENT PERSONS'S VALUES SHARED BY A REGISTERED ENGINEER OR ARCHITECT. (SEE NOTE 10) NOTES ON REVISIONS OR CHANGES</p>	<p>DATE: 7/5/2016</p>	<p>DRAWN BY: RSE</p>	<p>CHECKED BY:</p>	<p>REVISIONS</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>PAGE NO. 4</p>
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Google earth



Google earth

Parking Lot
12 spaces



Google earth

update

9/6/16

feet
meters

100

500

Imported Cars



Google earth



OPR BK 11939 PGS 159 - 160 03/25/2015 08:51:00 AM
 INSTR # 2015005832 # OF PAGES 2
 ATTEST: BEVERLY BUSTIN-HATHEWAY
 REGISTER OF DEEDS KENNEBEC COUNTY, ME

**NO TRANSFER
TAX PAID**

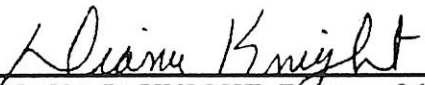
TRUSTEE'S DEED

KENNETH R. KNIGHT and **DIANA D. KNIGHT**, Trustees of the **KNIGHT FAMILY TRUST** dated **OCTOBER 30, 2002**, and any amendments thereto, with a mailing address of 31 Knight Road, Augusta, Maine 04330, by the power conferred by law, and every other power, for consideration paid, grant to **KENNETH R. KNIGHT**, Trustee of the **KENNETH R. KNIGHT LIVING TRUST** dated **NOVEMBER 12, 2014**, with a mailing address of 31 Knight Road, Augusta, Maine 04330, Kennebec County, Maine, a certain lot or parcel of land together with any buildings thereon situated in Augusta, Kennebec County, Maine, more particularly described as follows:

See Exhibit "A"

IN WITNESS WHEREOF, **KENNETH R. KNIGHT** and **DIANA D. KNIGHT**, in their capacities as Trustees of the Knight Family Trust dated October 30, 2002, have hereunto set their hands and seals this 2nd day of March, 2015.


KENNETH R. KNIGHT, Trustee of the
 Knight Family Trust dated October 30, 2002


DIANA D. KNIGHT, Trustee of the
 Knight Family Trust dated October 30, 2002

STATE OF MAINE
COUNTY OF KENNEBEC, ss

Personally appeared the above-named **KENNETH R. KNIGHT** and **DIANA D. KNIGHT**, in their capacities as Trustees of the Knight Family Trust dated October 30, 2002, who acknowledged the above instrument to be their free act and deed.

Dated this 2nd day of March, 2015.

Before me,


 Attorney-at-Law

Craig A. Stevens (2)
 Printed Name

EXHIBIT "A"

A certain lot or parcel of land with the buildings thereon located in Augusta. County of Kennebec and State of Maine on the West side of Augusta-Belfast Road, bounded and described as follows:

Parcel #1: Commencing at the Southeast corner of land, now or formerly of Daniel D. Bouchard at an iron pin located by a large oak tree; thence Westerly on the Southerly bound of said Bouchard a distance of Five hundred (500') feet, more or less, to an iron pin: thence Northeasterly on said Bouchard's Westerly bound a distance of Three hundred (300') feet, more or less, to an iron pin: thence continuing Westerly in an extension of Bouchard's Northerly bound a distance of One hundred (100') feet; thence Southerly and parallel to Bouchard's Westerly bound a distance of Three hundred fifty (350') feet, more or less, to an iron pin; thence Southeasterly a distance of Six hundred (600') feet, more or less, to the aforesaid road, thence Northerly on said road a distance of Two hundred fifty (250') feet to the point of beginning.

Excepting and reserving a right-of-way by foot or vehicle over the driveway as it now exists as described in a deed to Daniel D. Bouchard.

Meaning and intending to convey the same premises conveyed as "Parcel Three" to Kenneth R. Knight and Diana D. Knight in their capacities as trustees of the Knight Family Trust dated October 30, 2002, recorded in the Kennebec County Registry of Deeds in Book 7798, Page 342.

Also a certain lot or parcel of land with the buildings thereon located in Augusta. County of Kennebec and State of Maine bounded and described as follows:

Parcel #2: Beginning at a pin on the West side of Route 3 and the Southeast corner of Knight, now or formerly; thence proceeding along the Southern boundary of Knight for a distance of 600', more or less, to a pin located at the Southwest corner of Knight, now or formerly; thence Southerly in a straight line in the extension of Knights' 350' Westerly line, now or formerly, to the South boundary of Reynolds, now or formerly; thence running Easterly along the Southern line of Robert M. Reynolds and the parcel herein to the point of beginning.

Meaning and intending to convey the same premises conveyed to Kenneth R. Knight and Diana D. Knight in their capacities as trustees of the Knight Family Trust dated October 30, 2002, recorded in the Kennebec County Registry of Deeds in Book 7318, Page 119.